Application No. SE 93-Y-059

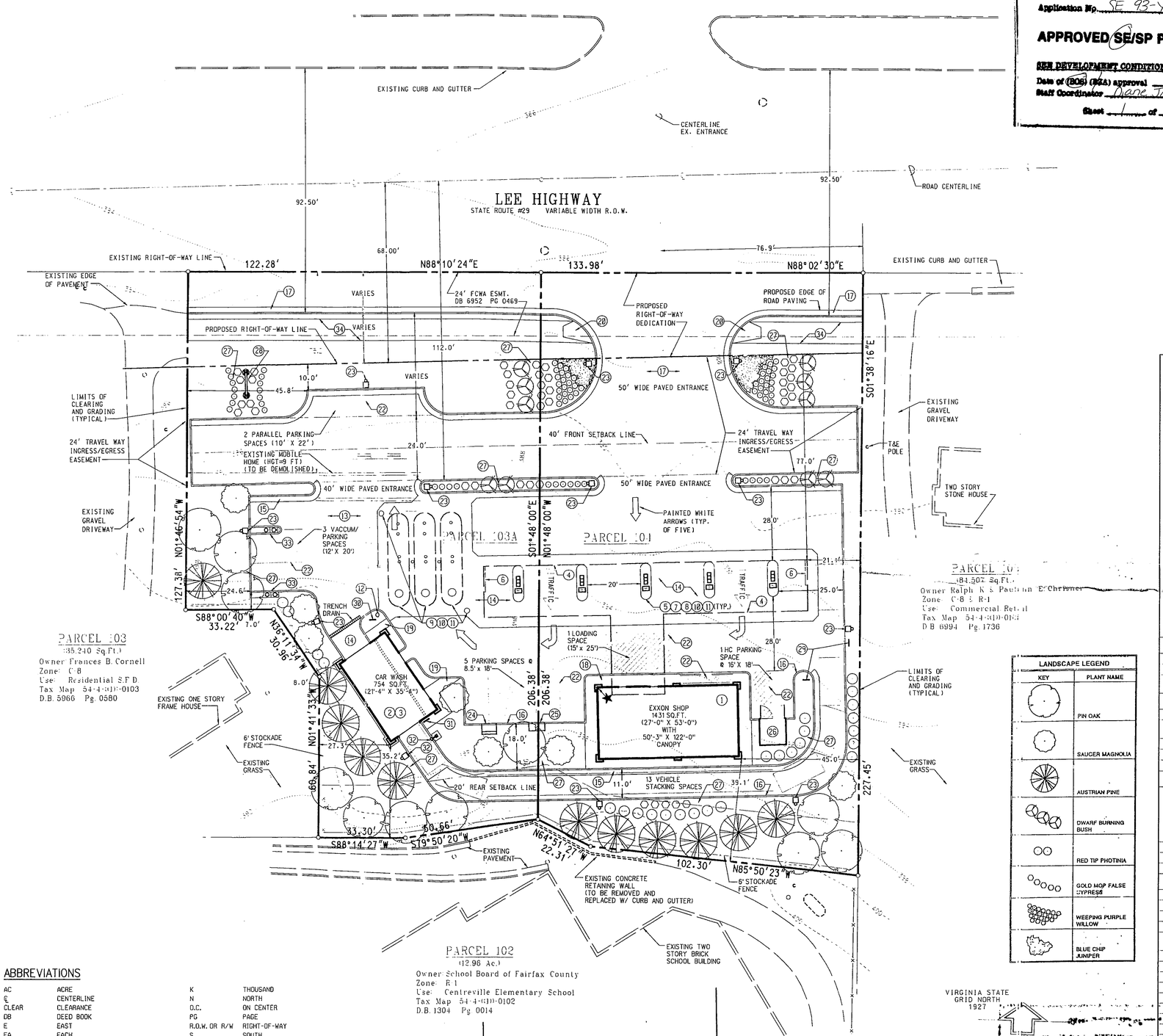
APPROVED SE/SP PLAT

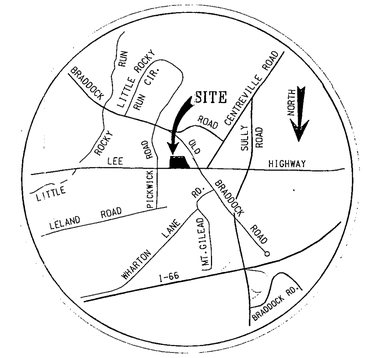
SEE DEVELOPMENT CONDITIONS

Date of (BOS) (BZA) approval 7/12/94

Staff Coordinator Diane Johnson-Quinn

Sheet 1 of 2





VICINITY MAP
SCALE: 1" = 2000'

LANDSCAPE LEGEND	
KEY	PLANT NAME
	PIN OAK
	SAUCER MAGNOLIA
	AUSTRIAN PINE
	DWARF BURNING BUSH
	RED TIP PHOTINIA
	GOLD MOP FALSE CYPRESS
	WEEPING PURPLE WILLOW
	BLUE CHIP JUNIPER

VIRGINIA STATE GRID NORTH 1927

20 0 20 40 60

SCALE: 1" = 20'-0"

ABBREVIATIONS

AC	ACRE	K	THOUSAND
℄	CENTERLINE	N	NORTH
CLEAR	CLEARANCE	O.C.	ON CENTER
DB	DEED BOOK	PG	PAGE
E	EAST	R.O.W. OR R/W	RIGHT-OF-WAY
EA	EACH	S	SOUTH
ESMT	EASEMENT	S.F.D.	SINGLE FAMILY DETACHED
FCWA	FAIRFAX COUNTY WATER AUTHORITY	SQ.FT. OR S.F.	SQUARE FEET
FT	FEET OR FOOT	STD	STANDARD
GAL	GALLONS	STP	SUBMERGED TURBINE PUMP
GSF	GROSS SQUARE FEET	T&E	TELEPHONE & ELECTRIC
HC	HANDICAP	VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
HGT	HEIGHT	W	WEST
HP	HORSE POWER	W/	WITH
I.D.	IDENTIFICATION	W/O	WITHOUT

GENERAL NOTES:

BS = BUILDING SUPPLIER
GC = GENERAL CONTRACTOR
E = EXXON
O = OTHER
★ = BUILDING ORIENTATION POINT
= EXISTING CONTOUR
410 = PROPOSED CONTOUR
= EXISTING GRADE
+10.2 = PROPOSED GRADE
▼ = PRIMARY ENTRANCE DOOR LOCATION
▲ = HOSE BIBS BY GC ( )
ETR = EXISTING TO REMAIN
MEG = MEET EXISTING GRADE

1. EXISTING EXXON OWNED IMPROVEMENTS WHICH ARE NOT REUSED ON THIS PROJECT ARE TO BE REMOVED BY AND BECOME THE PROPERTY OF THE GENERAL CONTRACTOR EXCEPT AS FOLLOWS:
   A. PROPERTY/EQUIPMENT TO BE TRANSFERRED TO EXXON STORAGE LOCATION BY G.C. (VERIFY WITH EXXON PROJECT ENGINEER)
   B. PROPERTY/EQUIPMENT TO BE REMOVED BY OTHERS. (VERIFY WITH EXXON PROJECT ENGINEER)
2. ALL UTILITY CONNECTIONS ARE TO BE AS PER LOCAL CODE BY G.C.
3. G.C. TO PROVIDE CONDUIT AND WIRING TO ALL EXXON I.D. SIGNS AND CONDUIT ONLY TO PUBLIC TELEPHONE BOOTH.
4. SITE PLAN SUPERSEDES ALL WORKING DRAWINGS.
5. UNLESS OTHERWISE NOTED ALL PAINT TO BE FURNISHED BY G.C.

ITEM NUMBER	FURNISHED BY	INSTALLED BY	DESCRIPTION	DRAWING NUMBER
			BUILDING	
1	BS	BS	BUILDING TYPE - 27.8' x 53.0' EXXON SHOP, AREA = 1,431 GSF	
2	GC	GC	CAR WASH BUILDING - 21.33' x 35.33', AREA = 754 GSF	
3	E	O	CAR WASH EQUIPMENT W/ RECLAIM, W/ VOYAGER, W/O DRYER AND W/ AUTOMATIC DOOR	
			CANOPY / ISLANDS	
4	BS	BS	CANOPY TYPE - 122.0' x 50.25', CLEAR. HGT. = 15.3'	
5	E	GC	DISPENSING EQUIPMENT ON CONCRETE ISLANDS (5) MPD ADVANTAGE W/ CRIND	
6	E	BS	(2) CANOPY FASCIA SIGN - 'EXXON' (WIRING BY GC)	
7	GC	GC	CANOPY DOWNSPOUT DRAINS - UNDERGROUND	
8	E	GC	'EXXON' SPREADER BARS, WITH 'EXXON' SIGNAGE	
			YARD AREA - TANKS	
9	E	GC	FIBERGLASS TANKS FOR MOTOR FUEL: (1) 12K GAL. UNLEADED REGULAR (1) 12K GAL. UNLEADED PLUS (1) 12K GAL. UNLEADED SUPREME STP W/LEAK DETECTORS (3) 1½ HP (2) OBSERVATION WELLS	
10	GC	GC	ENVIROFLEX PRODUCT PIPING	
11	GC	GC	VAPOR RECOVERY SYSTEM (STAGE I & STAGE II)	
12	GC	GC	TANK VENT	
			YARD AREA - OTHER	
13	GC	GC	ASHPALT PAVING PER EXXON SPECIFICATION DEPTH (7" DEPTH - TYPE 'A')	
14	GC	GC	6" CONCRETE W/ #3 REBAR AT 18" O.C. EA. WAY	
15	GC	GC	6" CURB WITH 18" GUTTER	
16	GC	GC	6" INTEGRAL CURB	
17	GC	GC	DRIVE APPROACH AND CURBING OUTSIDE PROPERTY LINE PER LOCAL CODE (VDOT STD. CG-11 AND CG-6 RESPECTIVELY)	
18	GC	GC	5' REINFORCED CONCRETE WALK	
19		GC	4' REINFORCED CONCRETE WALK (INSIDE AND OUTSIDE PROPERTY LINE)	
20	GC	GC	HANDICAP RAMP WITH EXPOSED AGGREGATE FINISH (VDOT STD.)	
21	GC	GC	HANDICAP RAMP WITH TEXTURE FINISH	
22	GC	GC	4" PAINTED WHITE PARKING SPACE LINES (TYP.)	
23	E	GC	(12) NEW YARD LIGHT FIXTURES AND POLES (PREFINISHED)	
24	GC/E	GC	AIR / WATER / LIGHT - SELF SERVICE UNIT	
25	GC	GC	3'x6'x4" REINFORCED CONCRETE MAT W/ CONDUIT FOR PUBLIC TELEPHONES	
26	GC	GC	TRASH ENCLOSURE (10' x 10') WITH DUMPSTER PAD	
27	O	O	LANDSCAPING AND IRRIGATION	
28	E	GC	MAJOR I.D. SIGN SYSTEM: GROUND MOUNT 10' HEIGHT 20 SF MAX. PRICE SIGN 40 SF MAX. I.D. & ANCILLARY SIGN	
29	E	GC	CAR WASH POLE MOUNTED 'ENTRANCE' SIGN (W/ AND W/O DIRECTIONAL ARROW)	
30	E	GC	CAR WASH POLE MOUNTED 'EXIT' SIGN	
31	E	GC	CAR WASH POLE MOUNTED 'INSTRUCTION' SIGN	
32	E	O	COIN BOX	
33	E	GC	(2) VACUUM UNITS & (2) TRASH CONTAINERS	
34	GC	GC	8' WIDE ASPHALT PEDESTRIAN TRAIL	

Application No. SEA 93-Y-059 Staff S.Z.

Approved SE/SP PLAN

SEE DEV. CONDS DATED Apr 23, 2010
Date of (BOS) (BZA) Approval Apr 27, 2010

Sheet 1 of 2

RECEIVED
MAY 3 1994
ZONING EVALUATION DIVISION

No.	Date	Remarks
4	5/3/94	FAIR CR COMMENTS
3	04/14/94	VDOT COMMENTS
2	02/22/94	S.E.P. COMMENTS
1	11/15/93	SPECIAL EXCEPTION SUB.

CAD-CON Issues/Revisions

CAD-CON CONSULTING INCORPORATED
STRUCTURAL, MECHANICAL, ELECTRICAL, CIVIL ENGINEERS
8133 LEESBURG PIKE, SUITE 250
VIENNA, VIRGINIA 22182
703-761-4972

Client

EXXON COMPANY, U.S.A.
A DIVISION OF EXXON CORPORATION
Marketing Department — Real Estate & Engineering
6301 IVY LANE
GREENBELT, MARYLAND 20770

COMMONWEALTH OF VIRGINIA
RUSSELL R. SMITH
LIC. # 014138
PROFESSIONAL ENGINEER

Drawn:	CDN
Checked:	DEO
Approved:	RRS
Date:	11/15/93
Job No.:	139.0371
Scale:	AS NOTED

Seal

Project

EXXON @ CENTREVILLE

EXXON CORPORATION
PARCEL 103A & 104
LEE HIGHWAY (STATE RTE. #29)
SULLY MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

Sheet Title

SPECIAL EXCEPTION PLAN

Sheet Number: C-1 of 2

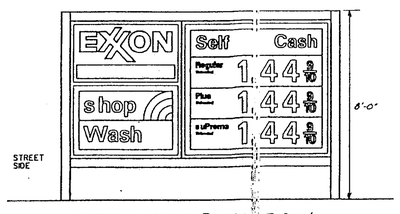
GENERAL NOTES

1. CONTRACT PURCHASER: EXXON COMPANY, U.S.A.
   ATTN: MICHAEL B. OLAFSSON
   6301 IVY LANE, SUITE 700
   GREENBELT, MD 20770
2. ENGINEER: CAD-CON CONSULTING, INC.
   ATTN: SONIA J. DANTON
   8133 LEESBURG PIKE, SUITE 250
   VIENNA, VA 22182
3. ELECTION DISTRICT: SULLY
4. DRAINAGE SHED: CUB RUN
5. SANITARY SEWER DISTRICT: UPPER OCCOQUAN T-S-A
6. DEED BOOK: 5714 PG. 1218
7. TAX MAP: 54-4((1)) PARCELS 103A AND 104
8. USE: EXISTING: VACANT
   PROPOSED: SERVICE STATION W/ QUICK SERVICE FOOD STORE AND CAR WASH
9. ZONE: C-8
10. SETBACKS: FRONT: 45° ANGLE OF BULK PLANE BUT NOT LESS THAN 40 FT.
    SIDE: 0 FT.
    REAR: 20 FT.
11. SITE AREA: REQUIRED: 40,000 SF
    EXISTING: 51,167 SF
    R. O. W. DEDICATION: -6,365 SF
    PROPOSED: 44,802 SF
12. SITE WIDTH: REQUIRED: 200 FT.
    ACTUAL: 256 FT.
13. BUILDING AREA: EXISTING (TO BE DEMOLISHED): 400 SF
    PROPOSED: 2,185 SF
    (1,431 SF GASOLINE STATION; 754 SF CAR WASH)
14. BUILDING HEIGHT: EXISTING: 9.0 FT.
    PERMITTED: 35 FT.
    PROPOSED: 12'-2" CONVENIENCE FOOD STORE (CANOPY: 17'-6")
    15'-0" CARWASH
15. OPEN SPACE: REQUIRED: 15% 44,802 x 0.15 = 6,720 SF
    PROPOSED: 17,751 SF
16. TREE COVER: GROSS SITE AREA: 44,802 SF
    BUILDING FOOTPRINT: -2,185 SF
    ADJUSTED SITE AREA: 42,617 SF
    REQUIRED TREE COVER: 10% (42,617 SF) = 4,262 SF
    PROPOSED:
    11 LARGE DECIDUOUS TREES @ 200 SF = 2200 SF
    11 MED. EVERGREEN TREES @ 150 SF = 1650 SF
    7 SM. FLOWERING TREES @ 100 SF = 700 SF
    TOTAL: 4,550 SF
17. FAR: EXISTING: 400/44,802 = 0.01
    PERMITTED: = 0.35
    PROPOSED: 2,185/44802 = 0.05
18. HOURS OF OPERATION: 24
19. ESTIMATED NUMBER OF PATRONS PER DAY: 600
20. ESTIMATED TRAFFIC IMPACT:
    REGULAR HOURS: 12.92 VPH/PUMP
    PEAK HOURS: 20.37 VPH/PUMP
    ASSUMING: 1.5 HOURS (MORNING) + 1 HOUR (LUNCH) + 1.5 HOURS (EVENING) = 4 HOURS AT PEAK LEVEL
    REMAINING 20 HOURS AT REGULAR LEVEL
    ((4 HOURS)(20.37 VPH/PUMP) + (20 HOURS)(12.92 VPH/PUMP)) x 10 PUMPS = +3,399 VPD PER I.T.E. MANUAL FOR STATION WITH CONVENIENCE STORE AND CAR WASH
21. PARKING: REQUIRED: 10 SPACES (INCLUDING ONE HANDICAPPED)*
    PROPOSED: 11 SPACES (INCLUDING ONE HANDICAPPED)
    *REQUIRED PARKING: 5 FOR GASOLINE STATION + (6.5/1000 GSF)(GSF RETAIL)
    5 + 6.5 (715)/1000 = 5 + 5.47 = 10.47 = 11
22. LOADING: REQUIRED: 1 SPACE
    PROPOSED: 1 SPACE
23. BOUNDARY AND TOPO FIELD RUN BY CAD-CON CONSULTING, INC. DATED APRIL 20, 1993.
24. LIMITS OF CLEARING AND GRADING SHALL BE ALONG THE PROPERTY LINE.
25. ALL EXISTING STRUCTURES AND FACILITIES WILL BE DEMOLISHED PRIOR TO CONSTRUCTION OF PROPOSED IMPROVEMENTS.
26. REQUEST WAIVER OF SERVICE DRIVE REQUIREMENT ALONG ROUTE 29, LEE HIGHWAY AND TO PROVIDE IN LIEU A 24' PAVED INGRESS/EGRESS ALONG THE FRONTAGE OF OUR SITE.*
27. REQUEST WAIVER OF TRANSITIONAL SCREEN YARD ALONG THE WESTERN BOUNDARY OF THE SITE.
28. THIS SITE WILL BE SERVED BY PUBLIC SANITARY SEWER AND WATER.
29. ONSITE STORMWATER DRAINAGE SHALL BE COLLECTED AND PIPED OFFSITE. A WAIVER OF STORMWATER MANAGEMENT QUALITY AND QUANTITY CONTROLS WILL BE REQUESTED OF D.E.M. BASED ON THE FACT THAT THIS SITE IS IN THE WATERSHED OF FAIRFAX COUNTY'S REGIONAL BMP DETENTION POND NO. C-3.
30. TO THE BEST OF OUR KNOWLEDGE, THERE IS NO GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL ON THE SITE.
31. WITH THE GRANTING OF THE ABOVE REQUESTED WAIVERS AND SPECIAL EXCEPTIONS, THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF THE APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

* THE 24' INGRESS/EGRESS EASEMENT SHALL EXTEND TO THE EASTERN AND WESTERN PROPERTY LINES OF THE SITE TO PERMIT THE EXTENSION OF THE INGRESS/EGRESS EASEMENT ACROSS THE ADJACENT PARCELS.

SITE PLANT LIST

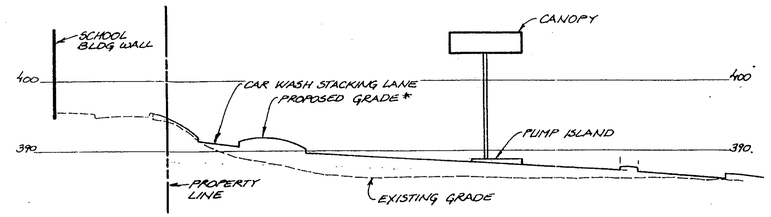
KEY	QUANT.	NAME	SIZE	REMARKS
QI	11	*QUERCUS PALUSTRUS* PIN OAK	2.0" CAL	B&B
MS	7	*MAGNOLIA X. SOULANGIANA* SAUCER MAGNOLIA	1.5" CAL.	B&B
PN	11	*PINUS NIGRA* AUSTRIAN PINE	6'	B&B
EA	10	*EUONYMUS ALATA 'COMPACTA'* DWARF BURNING BUSH	30"	B&B
PF	24	*PHOTINIA X. FRASERI* RED TIP PHOTINIA	30"	5 GAL.
CP	45	*CHAMAECYPARIS PISIFERA 'FILIFERA MOPS'* GOLD MOP FALSE CYPRESS	12"	3 GAL.
SP	70	*SALIX PURPUREA 'PENDULA'* WEEPING PURPLE WILLOW	6"	1 GAL. 3' O.C.
JH	80	*JUNIPERUS HORIZONTALIS 'BLUE CHIP'* BLUE CHIP JUNIPER	12"	2 GAL. 2' O.C.



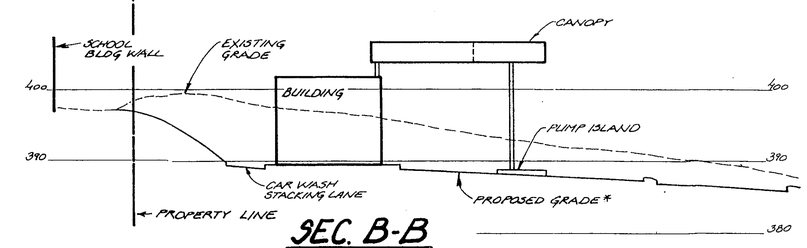
TYPICAL GROUND MOUNT SIGN
(NO SCALE)

SIGN NOTES:

1. "SHOP" LETTERS WILL BE REPLACED BY THE LETTERS "MART" OR "TIGER MART" DEPENDING ON FINAL SIGN CONFIGURATION.
2. "RAINBOW" LOGO WILL BE REPLACED BY NEW "TIGER" LOGO.
3. SIGN SHOWN IS APPROXIMATE. ACTUAL CONFIGURATION OR SIZE OF THE PANELS MAY VARY.
4. SIGN HEIGHT SHALL NOT EXCEED 10 FEET.
5. OVERALL SIGN AREA SHALL NOT EXCEED FOURTY SQUARE FEET (EXCLUDING PRICE SIGN).
6. PRICE SIGN AREA SHALL NOT EXCEED TWENTY SQUARE FEET.

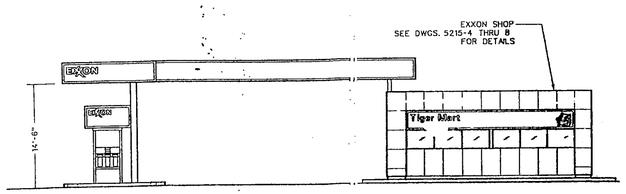


SEC. A-A

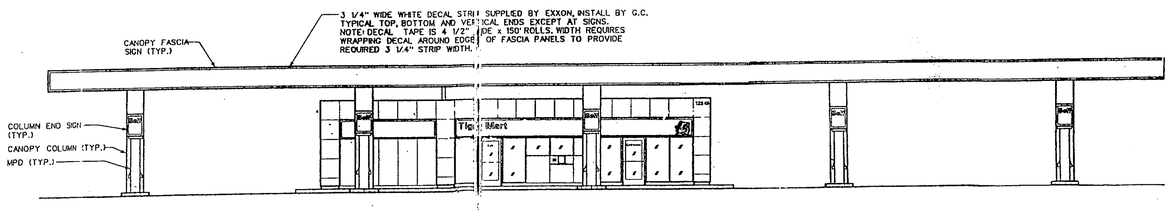


SEC. B-B
SCALE: 1" = 20' HORIZ.
1" = 10' VERT.

* PROPOSED GRADES ARE APPROXIMATE AND ARE SUBJECT TO FINAL ENGINEERING



1/3 CANOPY RIGHT SIDE ELEVATION (WITH BLDG. EXXON SHOP)



2/3 CANOPY FRONT ELEVATION (WITH BLDG. EXXON SHOP)

Application No. SEA 93-Y-059 Staff S.Z.

Approved (SE) SP PLAN

SEE DEV. CONDS DATED Apr 23, 2010
Date of (BOS) (BZA) Approval Apr 27, 2010

Sheet 2 of 2

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APPROVED SE/SP PLAT

SEE DEVELOPMENT CONDITIONS

Date of (BOS) (BZA) approval 7/18/94

Staff Coordinator D.J.O.

Sheet 2 of 2

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VIENNA, VIRGINIA 22182
703-761-4972

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A DIVISION OF EXXON CORPORATION
Marketing Department — Real Estate & Engineering
6301 IVY LANE
GREENBELT, MARYLAND 20770

COMMONWEALTH OF VIRGINIA
RUSSELL R. SMITH
LIC. # 014138
PROFESSIONAL ENGINEER

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EXXON @ CENTREVILLE

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PARCEL 103A & 104
LEE HIGHWAY (STATE RTE. #29)
SULLY MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

Sheet Title

SPECIAL EXCEPTION PLAN

RECEIVED
Department of Planning & Zoning
JUN 26 2009
Zoning Evaluation Division

Sheet Number: C-2 of 2